

Lot 40, 29/29a/29b Crowtree Road & 8/12 Maritime Terrace, Sunderland,

SR1 3JU

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

High Yielding Freehold Retail Parade Investment

- Unbroken parade comprising 7 shops
- Approximately 19,953 sq ft
- Prominent corner location at entrance to Bridges Shopping Centre and close to Sunderland Train Station (200 metres)
- Nearby occupiers include TK Maxx, H&M, Home Bargains, Starbucks and Primark
- Asset management potential
- Possible change of use opportunities of upper parts (subject to leases & consents)

Lot

40

Auction

10th July 2025

Rent

£90,904 per Annum Exclusive
With vacant units to be let.

Sector

Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

13 miles south-east of Newcastle upon Tyne, 13 miles south-west of Durham

Roads

A1 (M), A19, A1018, A1231

Rail

Sunderland Railway Station

Air

Newcastle Airport

Situation

The property is situated in a very prominent pedestrianised City Centre location at the junction of Crowtree Road and Maritime Terrace leading to the main entrance of Bridges Shopping Centre. Sunderland Train Station is approximately 200 metres away. Other nearby retailers include TK Maxx, H&M, Home Bargains, Starbucks and Primark.

Tenure

Freehold.

EPC

See legal pack.

Description

The property comprises an unbroken parade of 7 shops each with ground floor retail accommodation and first floor ancillary accommodation. The property benefits from car parking at the rear.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion.

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx (sq m)	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.
29 Crowtree Road	Ground First	Retail/Ancillary Ancillary	195.00 sq m 177.40 sq m	(2,099 sq ft) (1,910 sq ft)	VACANT POSSESSION		
29a Crowtree Road	Ground First	Retail/Ancillary Ancillary	84.40 sq m 86.10 sq m	(908 sq ft) (927 sq ft)	FONE XPERTS SUNDERLAND LTD (1) (t/a Fone Xperts)	10 years from 09/02/2022 with a rent review on 09/02/2027 and a tenant only break option in 2025 and 2027	£18,904.16
29b Crowtree Road	Ground First	Retail/Ancillary Ancillary	83.80 sq m 76.60 sq m	(902 sq ft) (825 sq ft)	SILVERVALE ENTERPRISES LIMITED (t/a Fatso's)	3 years from 25/03/2019 (holding over)	£33,000
8 Maritime Terrace	Ground First	Retail/Ancillary Ancillary	340.80 sq m 354.08 sq m	(3,668 sq ft) (3,811 sq ft)	SUNDERLAND FURNITURE CLEARANCE CENTRE LIMITED (t/a Durham Bed & Furniture Clearance Centre)	1 year licence from 01/10/2021	-
9 Maritime Terrace	Ground First	Retail/Ancillary Ancillary	78.90 sq m 57.04 sq m	(849 sq ft) (614 sq ft)	VACANT POSSESSION		-
10/11 Maritime Terrace	Ground First	Retail/Ancillary Ancillary	50.20 sq m 50.90 sq m	(540 sq ft) (548 sq ft)	VACANT POSSESSION. Terms have been agreed for new letting to a Charity at a rent of £10,000pax.	-	-
12 Maritime Terrace	Ground First	Retail/Ancillary Ancillary	114.90 sq m 103.60 sq m	(1,237 sq ft) (1,115 sq ft)	HUNG DUC VU (t/a HT Nails & Spa)	10 years from 16/05/2019 with a rent review and tenant only break option on 16/05/2024	£39,000
Total Approximate Floor Area (1)			1,853.72 sq m	(19,953 sq ft)			£90,904.16

(1) The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/back-to-list-valuations> .

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2024